

COMM NW COR SEC, RUN S 1908.19 F
FOR POB, RUN N 330 FT, E 660 FT,
FT TO POB.

BROWN JAMES M III/BROWN KAREN M
P O BOX 1402
LAKE CITY, FL 32056

2026

24-3S-15-00188-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	31	VINYL SID 100		0100	01	4,233	105.7300	118.42	501,272	1945	1945	0	0	35.00	65.00	VALUATION BY STANDARD													
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM 100% - 0										Heated Area: 3382					HX Base Yr					Tax Group: 3 Tax Dist:					
Roof Cover	03	COMP SHNGL 100												BUILDING MARKET VALUE					325,827										
Interior Wall	04	PLYWOOD 100												TOTAL MARKET OB/XF VALUE					17,422										
Interior Floor	15	HARDTILE 100												TOTAL LAND VALUE - MARKET					55,000										
Air Condition	03	CENTRAL 100												TOTAL MARKET VALUE					355,369										
Heating Type	04	AIR DUCTED 100												SOH/AGL Deduction					201,296										
Bedrooms		3 100							ASSESSED VALUE					154,073															
Bathrooms		2 100							TOTAL EXEMPTION VALUE					HX HB 50,722															
Frame		N/A 100							BASE TAXABLE VALUE					103,351															
Stories	1.	1. 100							TOTAL JUST VALUE					398,249															
Architectural	05	CONV 100							NCON VALUE					0															
Units		0 100							INCOME VALUE																				
Condition Adj	03	03 100							PREVIOUS YEAR MKT VALUE					398,249															
Kitchen Adjus	01	01 100																											
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